

Boulevard Planning Group
Minutes/Summary, October 6, 2011
Boulevard Fire and Rescue Inc. Training Room, 39919 Highway 94/Ribbonwood

1. **Call to Order:** 7:10 PM

2. **Determination of Quorum/Roll Call:**

Members Present: Tammy Daubach, Audra Hall, Donna Tisdale(Chair) and Rett Lawrence, Jeffrey McKernan and Chris Noland. **Absent:** Patricia Stuart (Excused)

3. **Approval of Minutes :** July and August minutes/summaries were not available due to Chair's lack of time to review and incorporate notes. September minutes were action items only with no summary yet available ,again, due to lack of time. ***Motion/Second: Noland/McKernan - September Minutes (action items only with no summary yet available) were approved with edits to vote tally typos at 5B (5-0-0) and 5C (45-0-0) to the correct 4-0-0 tally.***

4. **Correspondence:**

Notice – Historic Site Board - Items that are up for designation, including the old survey road 97 in Ramona.

5. **New Business:**

A. **Oct 7th Planning Commission Hearing set for Verizon White Star MUP Modification: Adding 4 Microwave Dishes to White Star Telecommunications Facility (P90-018W4):**

- Staff is recommending approval saying the project would be consistent with the general plan RL 80 because civic uses are allowed if *they support the local population*; would not interfere either functionally or visually with adjacent land uses; is consistent with S92 sections 6985 and 6986, that allow wireless facilities with MUP; MUP can be granted because all findings can be made per Form of Decision/Attachment B .
- The Sept. 30th lightning strike fire on Tierra Real Lane raised major concerns in the impacted Tierra Del Sol area due to lack of Verizon service to call 911, where service had previously been available. Board members and other impacted residents discussed their personal experiences that Verizon used to work much further south, until the alleged mid-July redirection of Verizon signal towards the I-8 "customer base" .
- Numerous complaints were raised and discussed regarding the loss /degradation of Verizon service south of the White Star cell facility. Board member Hall reported having good Verizon service at her home for 10 years until July and now she has to drive several miles north, and then actually drive past the White Star cell site to stop and get good cell service. Retired CalFire Battalion Chief Ostrander also re-confirmed that White Star Fire fighters had expressed health concerns over being exposed to so much radiation from the numerous immediately adjacent cell facilities (IIPP#8 – Injury Illness Prevention Plan), and increased cumulative exposure with Verizon's MUP for expansion at White Star.
- It was agreed that the Chair will go down and file the concerns and objections at the Planning Commission hearing.

Motion/Second- Lawrence/Hall: Deny MUP/expansion request based on failure to serve the local population; loss of previous service to impacted residents has created a public health and safety risk (Sept 30 fire with no cell service for 911 calls); potential future approval if Verizon guarantees, in writing, to provide service to benefit the whole local community: Passed: 6-0-0

B. **Sunset Review of Policy Board I-63:**

- The Chair reported attending the stakeholder meeting outlining general plan amendments and the current process to apply for approval before actually applying for the General Plan Amendment (GPA) application. Private consultant, Jim Whalen, also provided his take on the meeting. Staff offered 4 options: Options #1-4: Sunset(Get rid of it); Minor; Major: Administrative Permit.
- If minor, GPA application would go to the planning director. If major, it would go to the Planning Commission.
- It was agreed that community planning groups should be involved, and retain the right to appeal, at all steps regardless if minor, major, or administrative permit process.

Motion/Second: Hall/Daubach : Planning Groups should maintain the right to appeal at all steps of the GPA process. Passed: 6-0-0

C. Notice of Availability (NOA) Draft Negative Declaration for New Boulevard Fire Station on Highway 94 (Ribbonwood) & Manzanita Dulce: (Tammy Daubach recused herself because her property is next to the proposed site)

- The Chair reported that the Daubach family had received a notice of the proposed project. If they had not, our group may not have otherwise heard about it in time to contact County staff for information, and add it to our agenda.
- **NOA Dated Sept. 28th**: The County is proposing to purchase the parcel on Ribbonwood to build a new Boulevard Fire Station to replace the existing fire station. It will take about \$5 million in funding to build. The CEQA document is available online or at the public libraries.
- There was discussion that this is the same piece of property that we have slated for a multi-use community/evacuation center.
- A new 15,000 sq ft facility is planned on a 17.5 acre parcel that will include a water tank facility, roadway improvements, and waste water with an onsite septic. The Fire station is proposed as a single story structure with 5-6,000 sq ft
- **Concerns:** Cumulative project list (with North County projects) doesn't include local cumulative projects. The water study is not an in-depth study. They used the Tule Wind water report and an abandoned well, neither are close to the project area. Their own recommendation is to do a more in-depth water study. Would like to know how much water is available for facility, how many trucks they will have and what kind, how many water tankers will be needed for site prep / grading for building. Daubach stated they had increased diesel fumes/air quality impacts at their house during Border Patrol site prep on the north side of I-8. Concerned with the water draw down for neighbors in a fractured rock aquifer where the bigger well can draw down the smaller wells. There needs to be some sort of protections for the neighboring properties and their water that represent a significant investment.
- Resident Andy DeGroot expressed his objections to any government funds being spent during these economic conditions.

Questions / answers from Chief Krimensky:

1. Will this new station have radio/ cell antennas like White Star Station and Towers? From what info he had received they have a little money in the current fiscal budget. They do not have the money to build the fire station at this time they are just purchasing the property with intent to build the station later. He could not honestly answer if the station would have towers or antennas or not. Most fire

stations have communications but he felt that it would not end up like White Star just because of the location. They are positioned on the top of a hill with a wide range around the station.

2. Will they be moving White Star to this location or taking White Star away? At this point in time the State wants to keep their stations separate from County Fire Stations.
3. Single Story is likely – Is a multiple story possible? Due to current building codes the plan is to build a single story it is better suited to a fire station.
4. Helicopter pad – Is it necessary to have one when the Border patrol have one right down the street. Couldn't both stations share? They have used other facilities in the past but it comes down to what BP is going to have a gate accessible. (The BP answered and said that they are open to emergency and always have someone onsite to accommodate) Concerns are for frequency of flying, noise and dust to surrounding properties. The pad would be for emergency landings only, no permanent copter.
5. Will the new station include the Sheriff's substation office, or will they be left at the old station? That would be up to the sheriff's office whether they would like a combined location.
6. Will you be fencing the entire property? It could be fenced but he does not have that answer.
7. Where is the funding coming from? Is any mitigation money from some of the projects that we do not agree with building here? There is \$5 Million from the counties budget general fund. That was it for now.
8. Could there be a community center or evacuation on the property center? There could be security issues with having the public on the same site.
9. Could the neighbors be notified if and when the McCain Valley Conservation camp detainees do any maintenance/landscape work? Yes, we could do something like that.
10. Is there going to be a safe surrender for babies at the site? Yes, there will be a safe baby drop box for people to surrender their new born baby without being penalized for abandonment.
11. Can we make requests for the station? Yes.
12. Can the small piece of subject property on the east side of Ribbonwood Road be a small park with rest rooms? They can look at that.

Motion/Second: Lawrence/Noland: Approve County's purchase of the proposed property for future use; Deny the proposed Negative Declaration due to a significant lack of project information, need for more information, with specific groundwater concerns (related to potential impacts on adjacent existing domestic wells) : Passed 5-0-1 (Daubach recused/abstained)

D. Sol Orchard Solar Project Proposed on Tulloch Family Trust Land on Historic RTE 80 West of LA Posta Road APN 605-090-08 (Portion):

- Maps show the project west of La Posta Road, immediately west of the La Posta diner in a meadow area where Golden Eagles have been seen foraging, with willow trees, marsh grasses and sage brush right next to La Posta Creek riparian area and near the historic homestead house foundation of Sam Cameron. Cameron Valley was named for his family
- It is a 9.93 acre 2 Mega Watt project on a larger 93.49 acre parcel with 8' chain-link fence and double strands of barbed wire. 155 tracking Concentrated PV panels each 23' X 34.5'.
- There is already one request for a County public hearing and the project will be on the Campo/Lake Morena Planning Board Agenda on Oct 24th. Chair suggested that the Board take action on this project because it is at Boulevard's front door on Historic Rte 80 that is promoted as a step back in time with route 80 tour flyers showing this very area, as historic.

Motion/Second: Noland/Lawrence: Request a public hearing based on cumulative projects and impacts . The project would industrialize a scenic area that has been advertised to promote Historic 80. 6-0-0 Passed

6. Updates and Potential Action Items:

A. SDG&E Community Update: (Cameron Durckel)

- The PUC stopped helicopter work for PUC questions and safety training after complaints received.
- Operations resumed on Oct 4th after SDG&E dealt with the 4 items that the PUC had requested – Additional training for rigging, safety stand down, and to codify all reporting requirements.
- The helicopters are used for constructing over half the project due to remote locations.
- **Catastrophic Grid Failure** – There is an investigation underway by state and federal agencies. Will accept information on future claims after the situation has been investigated and resolved. If you are not able to make a claim or are being denied please notify Mr. Durckel.
- **Rate Increase Issues** - #1 a general rate increase request -\$ 1 billion or so spread across customers base. Suggested attending a PUC hearing on Oct 12th El Cajon at City Hall at 2 and 7pm. #2 Change with the rates for folks with roof top solar to unbundle energy and transmission– Begins a discussion on a fairness issue about transmission and electricity.
- **Pole Replacements** – Any replacements less than 50 MW do not require an Advice Letter because it falls under maintenance. SDG&E is fire hardening and replacing wood poles with steel poles. They are larger and do carry more lines but are not for any other purpose than fire hardening. “But I understand your Concern” that the new poles could support other proposed energy projects. Durckel directed questions to their Operations and Maintenance people but could not say who that would be. He promised to send the Chair an e-mail with names and contacts.
- **Questions/answers:**
- Do SDG&E helicopters fly on weekends? Yes, Ocotillo out in the desert.
- In the training was there anything addressed about flying those large construction objects over roads, homes, populations? Yes. Everywhere we fly, we should avoid homes, roads, traffic, recreation, off-roading places and population. We have received some complaints about off roading areas being flown over. He will look into it and make them aware
- How is the guy who fell off the tower? I didn’t get an update and I will let you know.

B. SDG&E’s 2 Billion Sunrise Powerlink Update:

- Unresolved litigation includes two 9th Circuit appeals against BLM and Forest Service project approvals and a challenge to State Water Resource Control Board approvals.
- Jeff McKernan stated to Cameron Durckel that he witnessed a water truck fill up at Live Oaks and then go and dust the roads at La Posta Truck Trail. He witnessed 5pm on Saturday he followed them. Jeff said that he would give the info to the Chair and she can send it to Cameron so he can investigate --after saying they are not supposed to use local groundwater.
- Durckel stated that SDG&E would need to change local and state laws to use recycled water for construction due to concerns with cross-contamination.
- Durckel confirmed that subcontractors do supply the water / water source for these projects.

C. SDG&E’s \$285 Million Eco Substation:

- October 14th is the projected date of release for the Final EIR/EIS.
- SDG&E is being asked to look at a significant amount of undergrounding

- The Chair remarked that the US Fish and Wildlife and BLM seem to support the Tule Wind BLM approval of the project. The Biological Opinion claims no impact to Bighorn Sheep but doesn't mention the impact to golden eagles.
- Durckel stated that he was aware that Tule Wind has been negotiating their Avian and Bat Protection Plan Section 7. They are discussing federal and state standards. No word on the studies that the fish and wildlife are doing.
- There was a question on the recent power outage in Potrero and helicopter flying around checking the lines. Durckel said he was not aware of that and he will check into it.
- Boulevard planned outage was for a pole swap but Durckel could not say where.

D. Sempre's Energia Sierra Juarez Wind & Cross Border Gen-Tie Line:

- The Chair reported seeing Mayor Sander's also letter of support for ESJ and growing labor union / political backlash

E. Rough Acres Ranch- 3 Pending MUP Applications: (Jim Whalen)

- MUP Pre-application meeting requests were sent in on Rugged Solar for Rough Acres and two other properties.
- Application for new Hamann's Rough Acres Ranch road application is proceeding separately from Tule Wind's MUP.
- 40' on 60' right of way is needed for the turbine blades (45 meters/ 115 ft) transport.
- Blade transport will require a 150 ft truck/trailer and additional 25-30' turning radius at corners.
- The Tierra Del Sol Soitec CPV project is expected to go in as a pre-application in November. There are not a lot of studies done on this project yet. The county has not given any comments so do not know concerns, if any.
- The Chair requested a copy of the Tule Wind water study – Whalen said that he would provide a copy.
- 960 total solar panels will be required on combined 5 MW LanWest (192) and 20 MW LanEast (768).
- Property owner Bob Maupin asked about the 150 acre SDG&E/Soitec CPV project proposed on Tierra Del Sol and reported that the County had confirmed it is still under his 1978 Ag Preserve and solar will not be permitted under current protection. Mr. Joe Brown bought the 150 acres from Bob Maupin but it is still under the effect of his Ag Preserve map and has not been changed since 1978. Maupin's signature will be required to change the Preserve. He will not be removing it, so it will remain in effect.

F. Tule Wind LLC's Proposed Plan Amendment Authorization (PPA) and Proposed Amendment to the Zoning Ordinance for Wind Energy:

- No new information. Amendments will be considered with Tule Wind MUP

G. \$500 Million Tule Wind:

- Joint ECO, Tule , ESJ FEIR/EIS is expected to be released Oct 14th.

H. Campo Nation/Invernergy/SDG&E's 160-250 MW Shu'Luuk Wind Project:

- DEIS pending

I. Enel's 158 MW Jewel Valley Wind & 10MW Solar:

- MET towers installed after appeals denied. Avian radar equipment on-site

J. New \$29 Million Boulevard Border Patrol Station:

- The Chair reported requesting that the Army Corps and Inspector General direct their contractor to stop the use of unauthorized water, but both refused to do so.
- The BP stated they have started drawing water from the new on-site wells and

- The Chair let the BP representatives know that she had received second-hand complaints about lowered water levels and sanding in adjacent wells.
- BP reported that no one has contacted them with a complaint. The exact date they started drawing water is unknown.
- Water will continue to be used until the completion of the project which should be around January 2013.
- BP confirmed that their contractors are free to get water from where ever they can get it.
- Water will be needed throughout the project but it will be less and less. End Jan 2013
- Some trucks are serving the Cal Trans and Sunrise Powerlink projects.

K. Boulevard/Jacumba/La Posta Fire Safe Council:

- Next meeting is October 31st at 6:30 pm at the Jacumba Fire Department. Halloween and meeting all in one.

L. Boulevard/Jacumba Revitalization Report:


- All Boulevard businesses and absentee owners have been contacted to join
- Community Garden-Meetings are now underway they are looking for land to borrow with water and volunteers money is needed. Next meeting Oct 20th at 5pm
- On-site Jacumba Lake /Pond Restoration meeting on October 25th at 10:30-11:00 with US Fish and Wildlife and Audubon
- Seniors Meals on Wheels will do 7 meals a week home-delivered for \$20 /week. They need 3 seniors signed up to get started
- Walking program sign up
- Community watch sign up
- Next meeting December 6th meeting at 6:30 at the Jacumba Library.

7. Public Comment on Non-Agenda Items:

- Jeff McKernan reported receiving a denial for The Freedom of Info Act request he sent to the Bureau of Indian Affairs (BIA) in Sacramento for the post-construction avian mortality study at the Kuumaayay Wind. The BIA is withholding the requested report under exemption 4 – regarding confidential commercial privilege. McKernan also stated that at the Shu'luuk Wind EIS scoping hearing at the tribal hall, the Campo Chairperson claimed that only 5 red tailed hawks were killed in the first year of operation for Kumeyaay Wind, and that she did not really want to hear the projected math of bird kills for 120+ new wind turbines.
- The Ammonix Concentrated Solar Project in Jacumba – has a MUP pre-application request in for about 1,000 acres just west of Jacumba. Mark Ostrander reported that business cards were distributed at a recent meeting. Pictures of the massive CPV modules were reviewed. The Chair reported that several thousand acres, abutting the Ammonix site, were purchased by The Nature Conservancy for Anza Borrego State Park and it is also located in Quino Checkerspot butterfly habitat. It was agreed that we should be submitting comments on this at the next meeting.

8. Adjournment: 9:10 PM

Minutes submitted by Audra Hall, Secretary; Approved by the Group on December 1, 2011

Donna Tisdale, Chair: 

For more information, contact

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